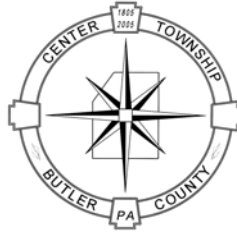


Board of Supervisors:
Ronald Flatt, Chairman
Andrew Erie, Vice Chairman
Brian Hortert, Supervisor
Edward Latuska, Supervisor
Thomas Schiebel, Supervisor



Michael Gallagher, Solicitor
Olsen & Associates, Engineer
Crystal Sieffert, Secretary
Anthony Amendolea, Treasurer
Mark Lauer, Public Works Director
Richard Round, BCO/Zoning Official

PLANNING COMMISSION
Regular Meeting
December 16, 2009
6:30 p.m.

CALL TO ORDER:

The regular meeting, of the Center Township Planning Commission, was called to order at 6:30 p.m. by Chairman Ken Frenchak. The meeting was held at the Township Building at 419 Sunset Drive, Butler, PA 16001

ROLL CALL:

In addition to Chairman Frenchak were members A.J. Lynd, Bob Sloan, Cheryl Schaefer and Secretary Crystal Sieffert and in for Township Engineer Ron Olsen was Jeff Pierce. Bob Paroli was absent.

APPROVAL OF AGENDA:

Lynd and made a motion to approve the December 16, 2009 meeting agenda adding Community Alliance Church under miscellaneous; seconded by Schaefer. Motion carried unanimously.

PUBLIC TO BE HEARD: NONE

MINUTES:

- 1. November 18, 09 Meeting Minutes- Lynd made a motion to approve the meeting minutes for November 18, 2009 with one correction under approval of agenda Paroli seconded not Schaefer; seconded by Schaefer. Motion carried unanimously.*

NEW BUSINESS:

1. George Aubrey rezoning application-
Sloan made a motion to grant approval of the George Aubrey rezoning request. Seconded by Lynd.

Discussion- Frenchak stated that Mr. Don Rivers was involved with the last application of rezoning but is not included in this application. He is concerned about the two 40' foot right of ways that under Center Township codes should be 50' foot. Sloan stated to rescind the previous motion due to further discussion on this matter. Lynd stated that he doesn't feel the two 40' foot right of ways should have anything to do with the rezoning and a Land Development would take care of that issue should Mr. Aubrey decide to build on the property. Frenchak agreed that the two 40' foot right of ways has no bearing on the approval of the rezoning request and is a matter for a Land Development in the future.

Sloan made a motion to approve George Aubrey's request to rezone property owned by George Aubrey, Mark Thomas and the Aubrey Family Limited Partnership (who were also included on the application); seconded by Lynd. Motion carried unanimously.

SUBDIVISIONS & LAND DEVELOPMENTS:

1. Barto Lot Line Revision- The Board discussed the letter received by Ron Olsen with four comments that needed corrected. The Board stated that this is a simple lot line revision and Butler County Planning had no comments.
Frenchak made a motion to approve the Barto Lot Line Revision as presented Contingent on final review of our Township Engineer and the lots being labels as lot 1 and lot 2 as per Olsen's recommendation in his letter; seconded by Lynd. Motion carried unanimously.

OLD BUSINESS:

MISCELLANEOUS:

1. Vicario Subdivision- Mr. Vicario stated that he thought he would be on the agenda. The Zoning Hearing Board approved his request for a variance in September and he stated that he couldn't make it last month. Planning Commission did *not* have paperwork on this subdivision and Secretary Crystal Sieffert pulled the file. This subdivision is to separate two houses that are currently on the same parcel. The subdivision would make each house on its own parcel with its own working septic system. In a letter of comments from Ron Olsen, every point on the letter was revised to meet his suggestions except for point # 5 that stated that the Township may wish to direct the Sewage Enforcement Officer to verify that the existing septic systems are not malfunctioning and whether or

not sufficient area exists on each lot for the installation of an alternate septic system in the event that the existing system fails. Mr. Vicario stated that he shouldn't have to get the septic systems inspected and that he is rescinding everything and does not wish to subdivide the property now. Frenchak stated that the Township is trying to work with him and there are regulations he must follow. Vicario stated that both systems are in working order and he does not wish to get them inspected, he stated that it's ridiculous the way the Township is holding him up. Frenchak stated that the Township isn't holding him up, there are regulations that everyone must follow and if he says the systems are in good working order then it shouldn't cost him that much to get them inspected. Mr. Vicario stated he would get them inspected. Frenchak asked him to write a request for a 90 day extension since the expiration date is 12/24/09, that way Mr. Vicario would have time to get the Township Sewage Enforcement Officer to inspect the septic systems and the Township would have time to review it. Mr. Vicario wrote a request for a 90 day extension for his subdivision.

Frenchak made a motion to approve Mr. Vicario's request for a 90 day extension to get the Sewage Enforcement Office to inspect the septic system and for the Township to review it; seconded by Lynd. Motion carried unanimously.

2. Community Alliance Church- ~~Vergil~~ Virgil Lucas stated that he had two requests to discuss with the Planning Commission.
 1. Road Access from the southern end of the parking lot from Mercer Road. Mr. Lucas stated that he is concerned about safety with only one entrance into the Church parking lot. He stated that with an overflow of traffic on Mercer Rd. turning into the Church parking lot, it may pose a traffic hazard. He suggests the Church be allowed to put in an entrance only access from Mercer Rd. into the southern part of the Church's parking lot. This access would be curved south so that people on Duffy Rd. could not come straight across into the parking lot. Jeff Pierce from Olsen & Associates asked Mr. Lucas to provide a plan with the dimensions to the Township. No motion was needed nor made.
 2. Signage- Mr. Lucas stated that he talked to Rich Round about applying for a variance for a 5 or 6 foot sign and Rich referred him to the Planning Commission to see if a variance would be feasible or if it would be worth their while to wait until the Comprehensive Plan is completed. Frenchak stated that if the Church doesn't have a specific time as to when they want their sign up, waiting until the Comprehensive Plan is completed sometime this summer, would be beneficial and cost saving to the Church. No motion was needed nor made.
3. Raised pedestrian walkway in front of Eat n Park at the mall- Sloan asked if anyone came in for a permit to put in the walkway or if any plan came in to do so? The Planning Commission said no one came in with a plan to put one in. No motion was needed nor made.

ADJOURNMENT:

Lynd made a motion to adjourn the meeting at 7:50 pm; seconded by Schaefer. Motion carried unanimously.

Crystal Sieffert
Township Secretary